

Date: Dec. 15, 2010, 9:55am User: lb: thomas
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SCHMITZ INDUSTRIAL PARK SPECIAL EXCEPTION LAND USE MATRIX			
USES	LANDBAYS		
	1	2	3
SPECIAL EXCEPTION USES			
Office, Administrative, Business, Professional (1-Story)	Y	Y	Y
Motor vehicle rental (outdoor vehicle storage only)	Y	N	Y
Parking lot/valet service long term	Y	N	Y
Storage, outdoor accessory (In Excess of 10% of Gross Floor Area of the Principal Use	Y-25%	N	Y-25%

NOTES:

The alignment of Glenn Drive between the Schmitz property line and the existing end of Glenn Drive to be adjusted as required, per CTP and shown on the respective subdivision plats, site plan, CPAP's, and record plats. No vehicular access will be allowed from Landbay(s) to Cedar Green

It is to be understood that the areas (Landbays) shown herein may be combined with one (1) or more other areas (Landbays) within the Schmitz Industrial Park.

NOTE: THIS PLAN IS SUBJECT TO CHANGE
WITH FINAL ENGINEERING

Zoning Requirements for PD-IP: Planned Development Industrial Park
1993 Revised Z.O. (Section 4-500)

Size: One (1) acre minimum, exclusive of major floodplain.

Yards:

- Adjacent to roads:
- Buildings: 35 feet to the right-of-way from any road.
 - Parking: 25' from any road.
 - No outdoor storage, areas for collection of refuse, or loading space are permitted in the setbacks.

Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses:

- Buildings: 75 feet to any Agricultural District or Zoned Residential District or landbay allowing residential uses
- Parking: 60' feet to any such districts and uses.

Adjacent to Other Nonresidential Districts:

- (15) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400.

Yards Between Buildings:

30 feet, unless a greater is required by Section 5-1414(A), Buffer Yard and Screening Matrix. Driveways, parking, and covered entrances may be within such yards. Covered walkways connecting buildings, or connecting buildings with parking areas, are permitted in such yards.

Where there is more than one building on an individual lot or building site, spacing between such buildings shall be as required for fire protection, but if space is left between buildings, it shall be at least 25 feet in minimum dimension. Covered walkways connecting buildings, or connecting buildings with parking areas are permitted in such yards and may traverse such space.

Lot Coverage: .45 maximum

Building Height: 45 feet maximum provided that a building may be erected to a maximum height of one hundred feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than one (1) foot for each one (1) foot of height that it exceeds the 45-foot limit.

Floor Area Ratio: .40 maximum; up to .60 by Special Exception

Landscaped Open Space:

Landscaped open space on any individual lot shall not be less than .20 times the buildable area of the lot.

LEGEND:

Existing Soil Information
Description, Per Loudoun
County Soil Survey

Drain
Trees
Individual Tree
Fenceline
Existing Sewer Line

Existing Water Line
Proposed Sewer Line
Proposed Water Line
Existing Well
Existing Drainfield

NOTE: See Sheet 2, Existing
Conditions for the Tree Index

Schmitz Industrial Park
Special Exception Application
Special Exception Plat

DRAWN SURVEY
TEAM PHR+A
DESIGN CHECKED
TEAM MWT

DATE
May 15, 2008

SCALE
1" = 100'

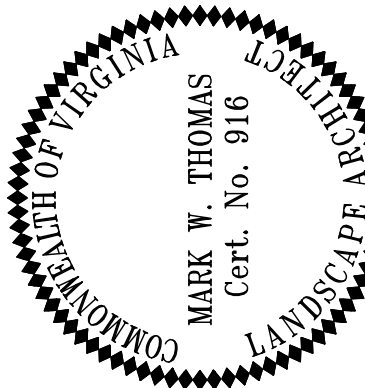
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FILE
15304-1-0

Patton Harris Rust & Associates
Engineers, Surveyors, Planners, Landscape Architects.

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PHRA



NO.	DESCRIPTION	DATE	CHKD
1.	1st Referral County Comments	01-30-09	MWT
2.	1st Referral Continued Revisions	07-17-09	MWT
3.	2nd Referral Revisions	06-10-10	MWT
4.	3rd Referral Revisions / PC Hearing Set	11-30-10	MWT
5.	Staff Comments/PC Meeting Set	12-15-10	MWT

POTOMAC ELECTION DISTRICT - LOUDOUN COUNTY, VIRGINIA